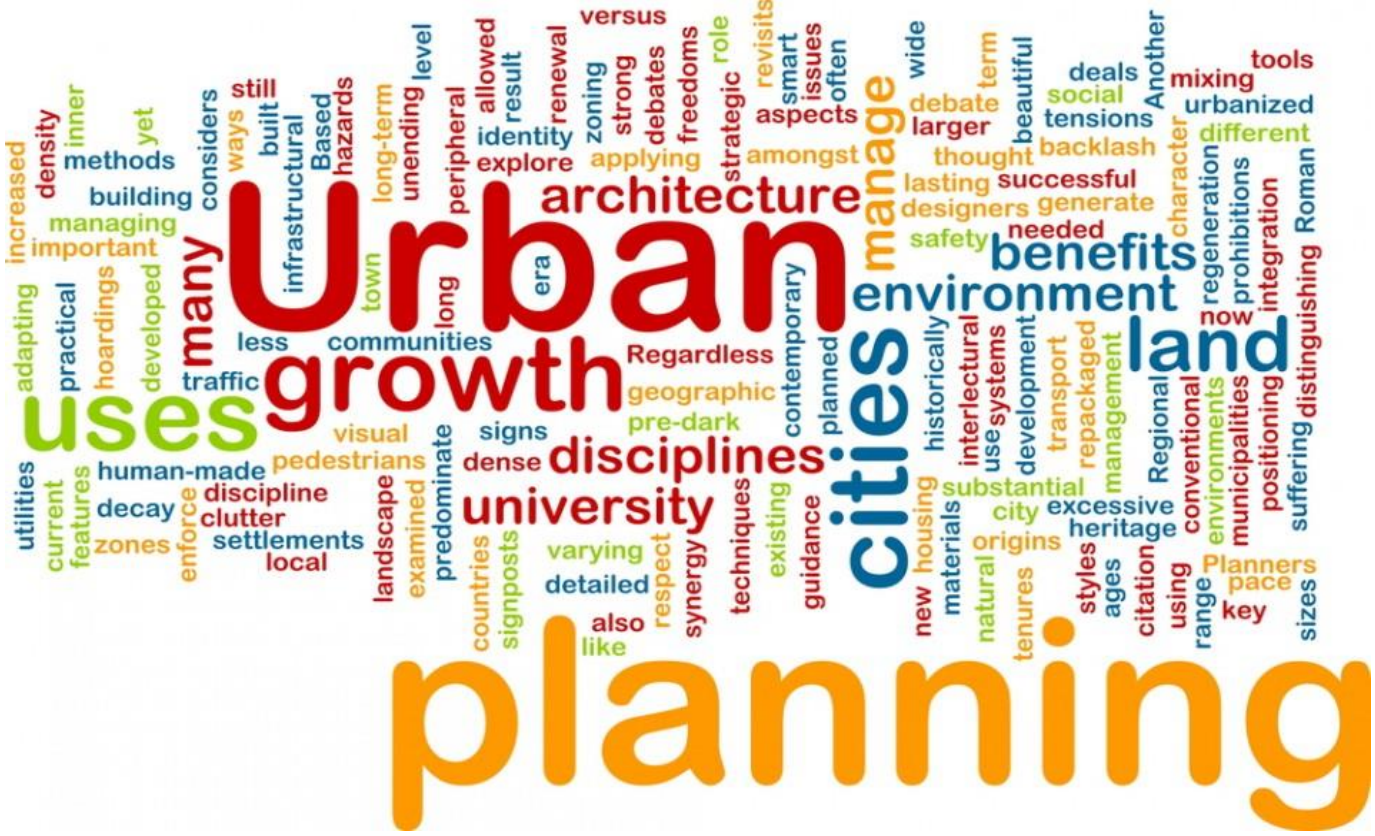


Big (and not so big) Plans on the Horizon



Dan Stroh | Bellevue Planning Director
Bellevue Neighborhoods Conference | May 21, 2016

City Planning

We guide growth and change in Bellevue to enhance the character of the community; help to create a quality natural and built environment; and work in partnership with residents to address their interests and preserve strong, healthy neighborhoods.





Bellevue Neighborhoods



Bellevue “City in a Park”



- ❑ Lakes on 2 sides
- ❑ Regional parks to north and south (Bridle Trails State Park) (Cougara Mountain Regional Park)
- ❑ Extensive City park system—12% of Bellevue's land area

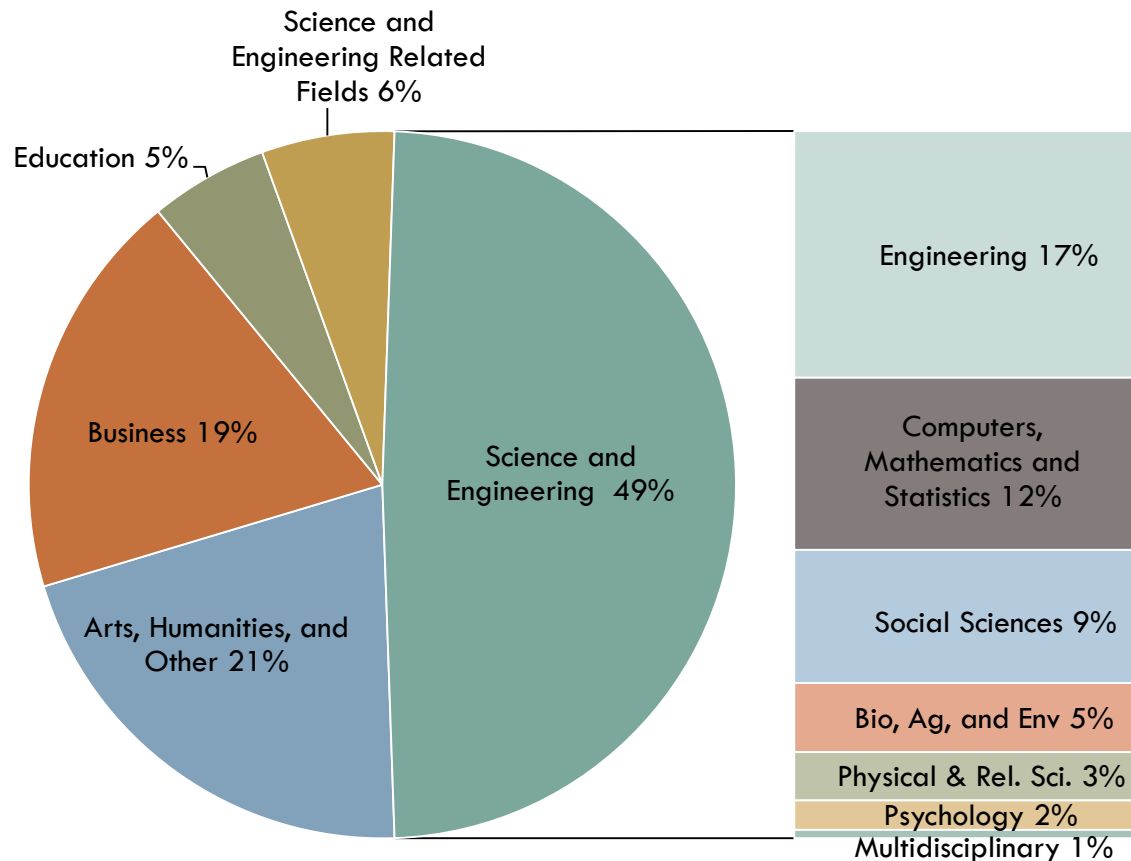
Cultural Heart of the Eastside

- Rich array of culture, arts & entertainment
- Bellevue's Arts Museum
- Wintergrass and Bellevue Jazz Festivals
- Diverse restaurants and groceries
- High-end shopping



Diverse Well-Educated Workforce

Degree distribution of *Bellevue's* college educated residents



Note: ACS estimates contain margins of error and differences between neighborhoods shown in map may not be statistically significant.



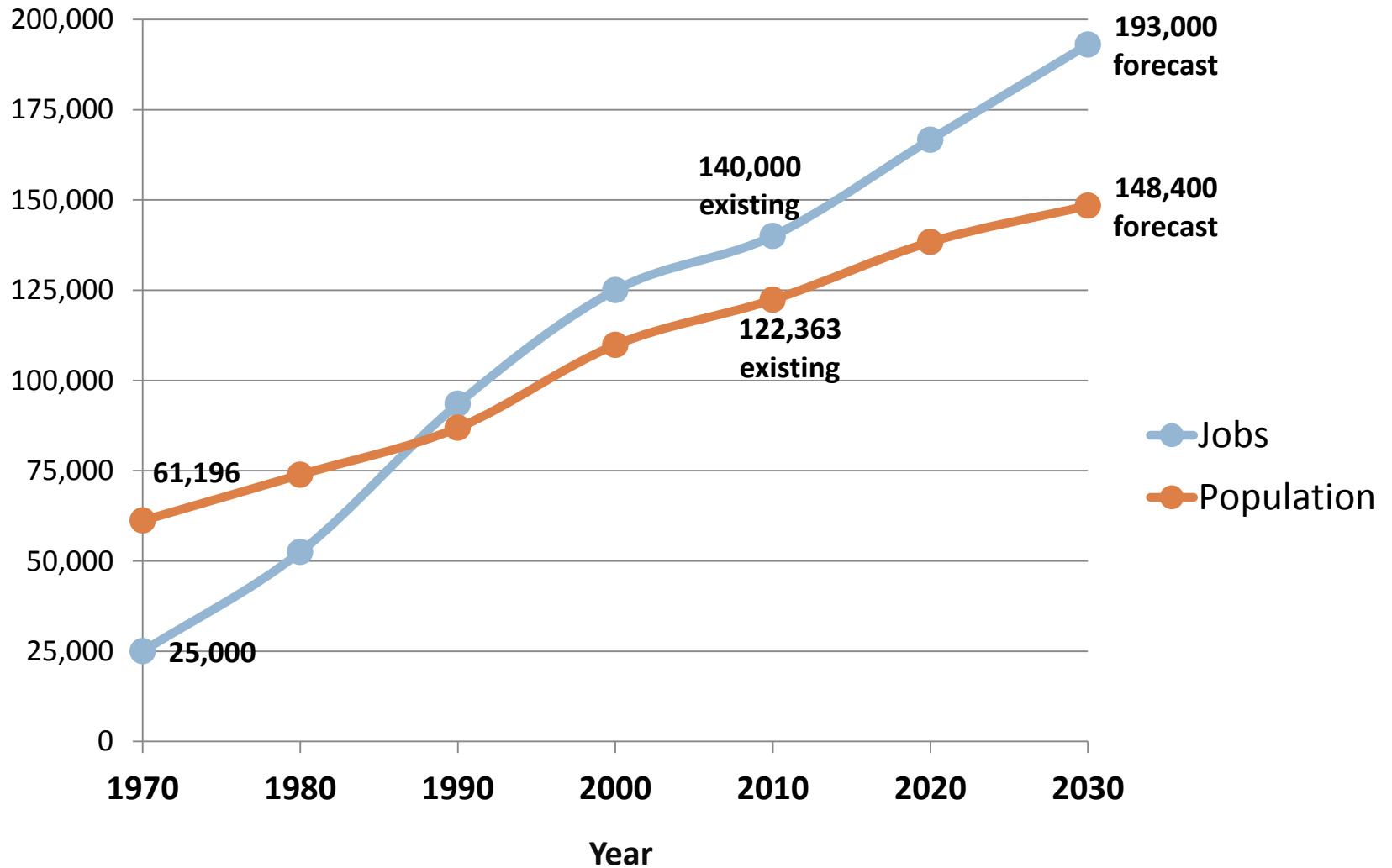
Strong, Vibrant Economy

- ❖ Employment trends and forecasts
- ❖ Industrial clusters
- ❖ Major employers and institutions

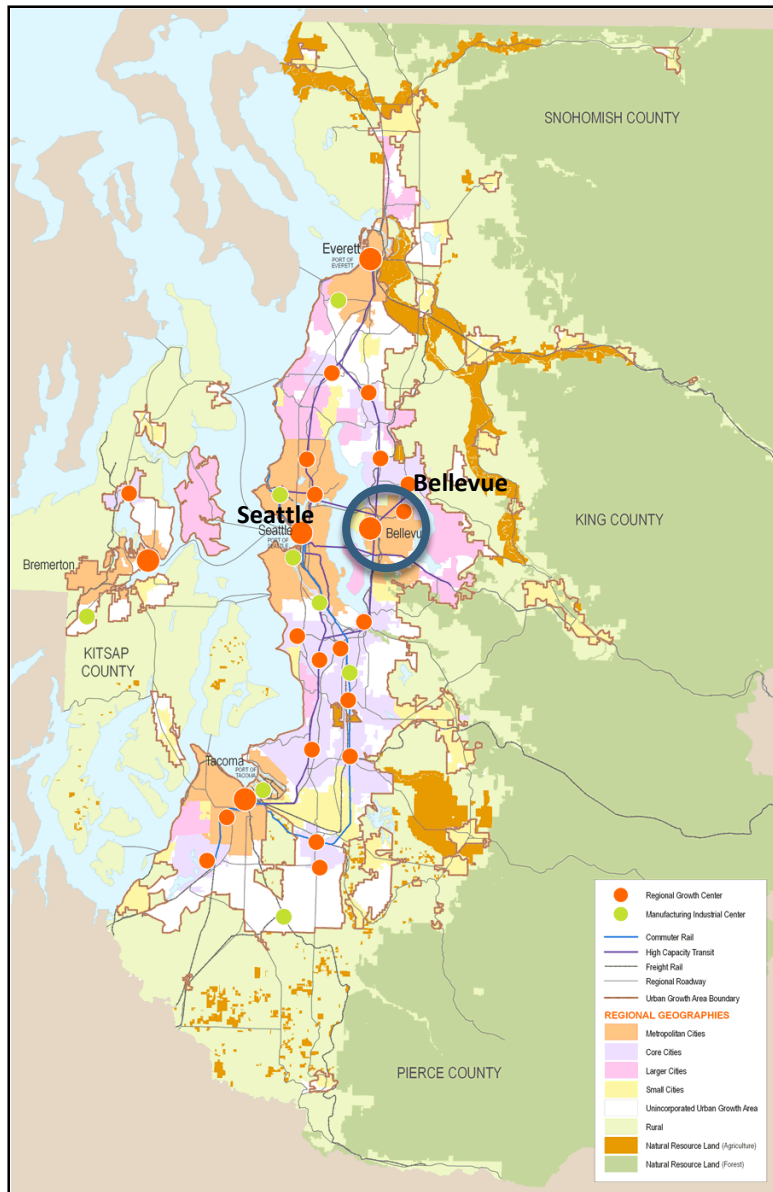
Bellevue welcomes the world.
Our diversity is our strength.
We embrace the future while respecting
our past.



Planning for Growth

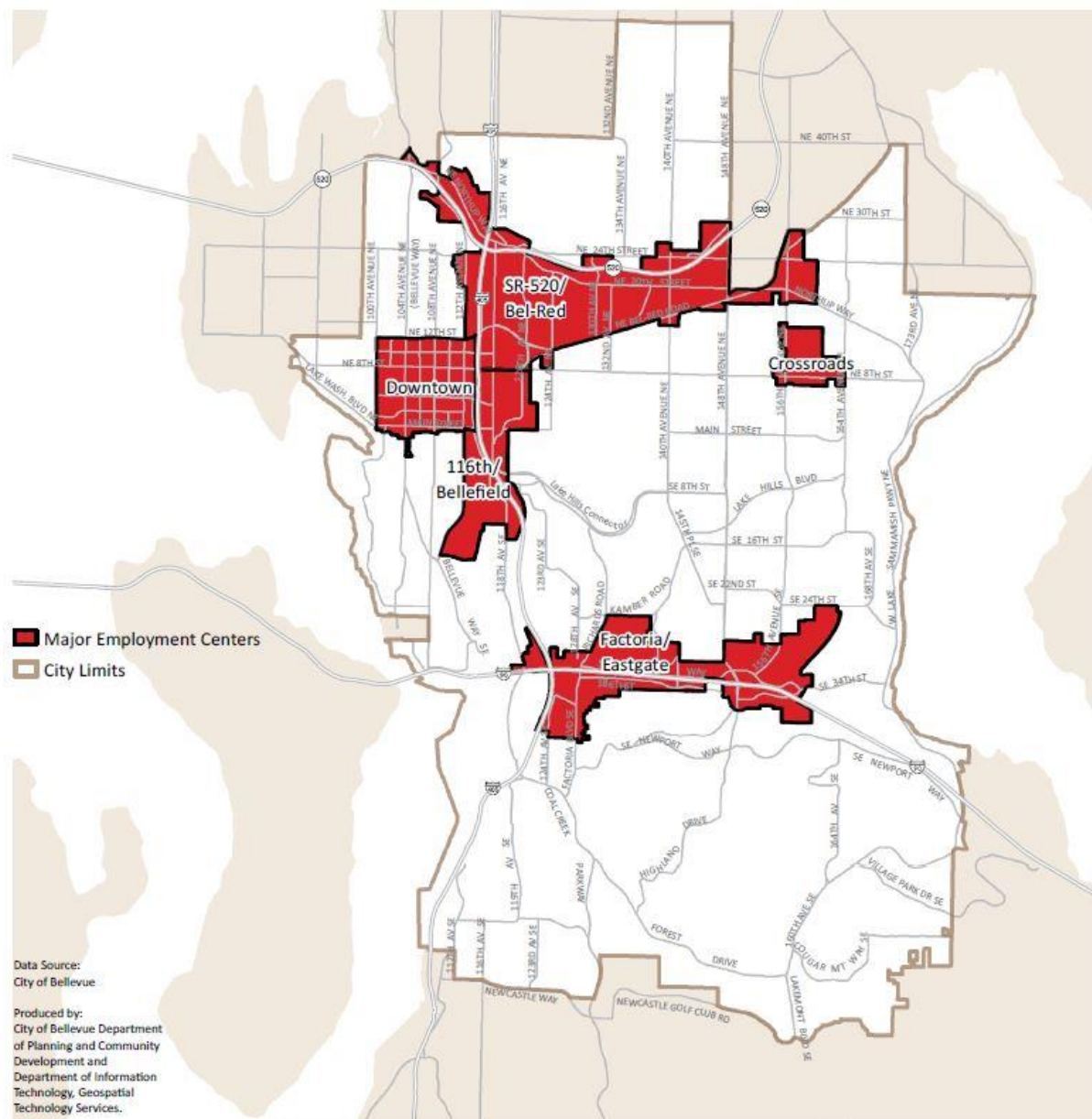


Bellevue in the Central Puget Sound Region



- One of four “metropolitan centers” within a region of 3.6 million people
- A major center for population and employment growth
- Incorporated in 1953 as a “bedroom community, Bellevue now has more jobs than residents

Bellevue Centers



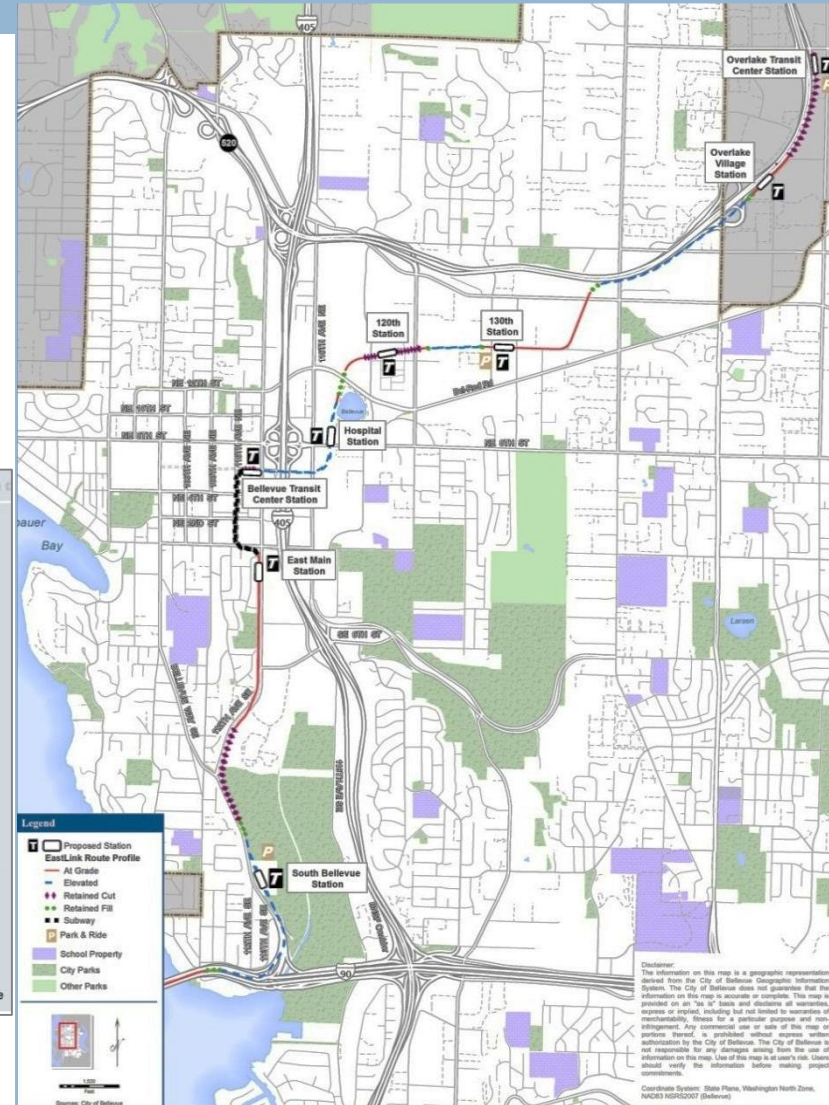
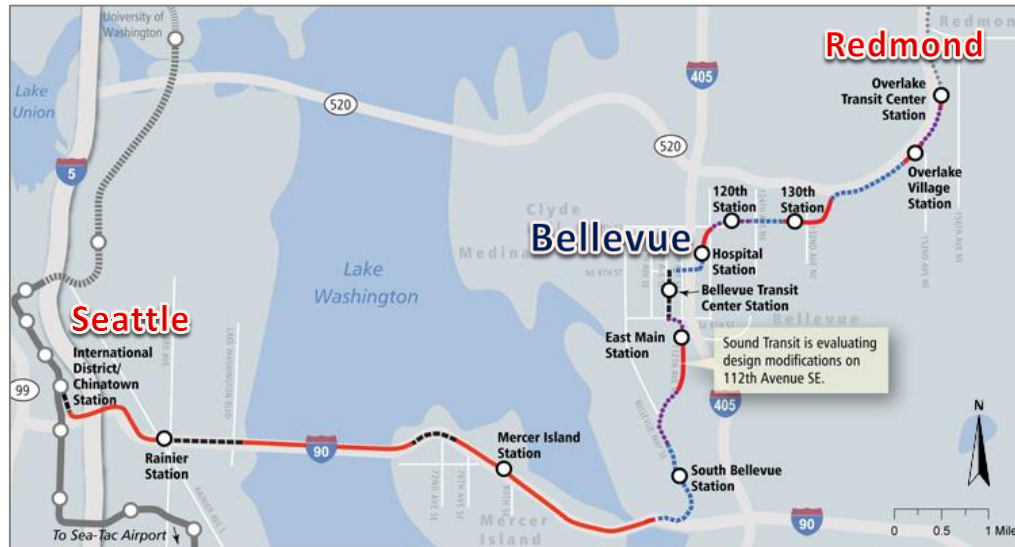
Some Current Planning Challenges and Opportunities in Bellevue

- Affordable housing
- Changing housing forms and neighborhood character—megahomes, microsuites, SF room rentals
- Siting major infrastructure projects—light rail alignment, rail maintenance yard, Energize Eastside
- Re-visioning commercial districts
- Climate change—mitigation and adaptation
- Multimodal transportation delivery
- Long-term capital facility funding
- Engaging an increasingly diverse community

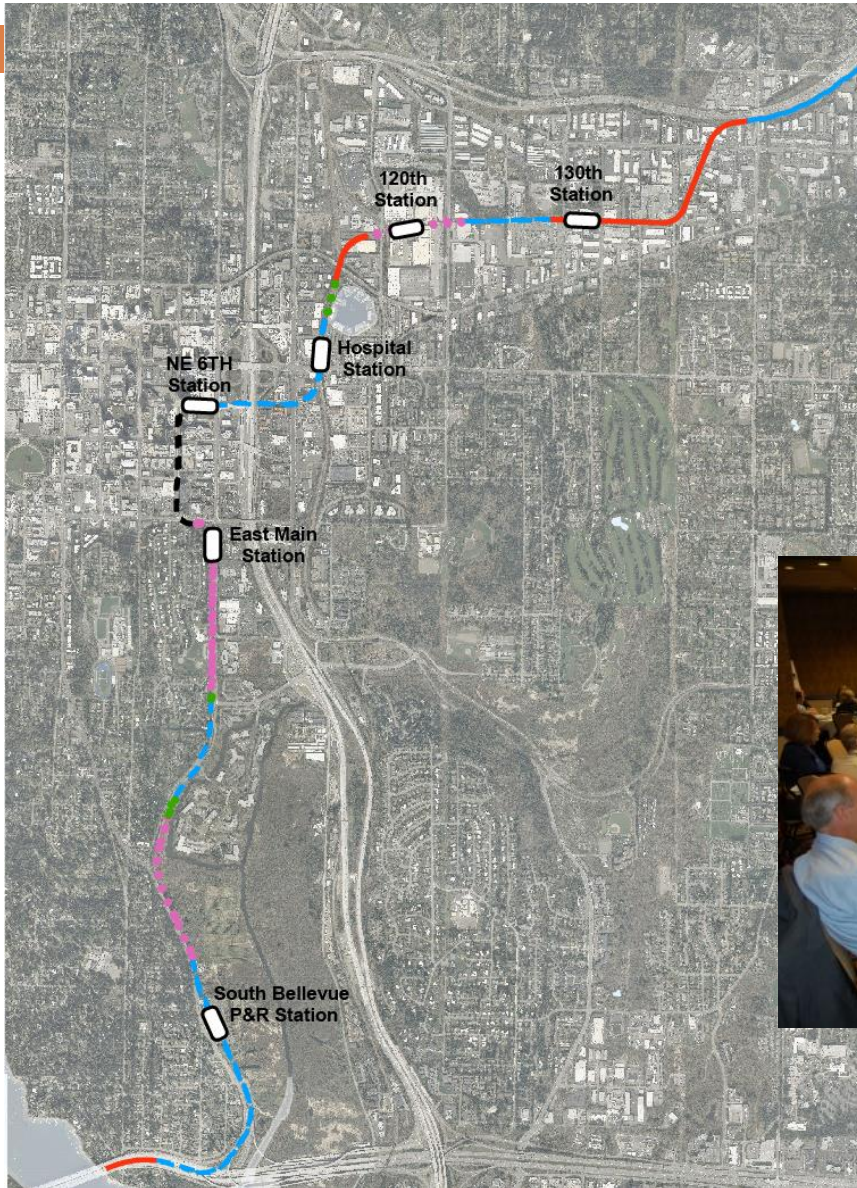
Back to the Big (and not so big)
Plans Underway in Bellevue Today

East Link Light Rail

- Sound Transit Phase 2 will link Downtown Seattle to Bellevue and Redmond Overlake
- Opens 2023
- Transformational project



Station Area Planning



Eastside Rail Corridor



Downtown Livability Initiative

- Fastest growing residential neighborhood
 - ▣ 14,000 current residents
 - ▣ Includes 1,000 children

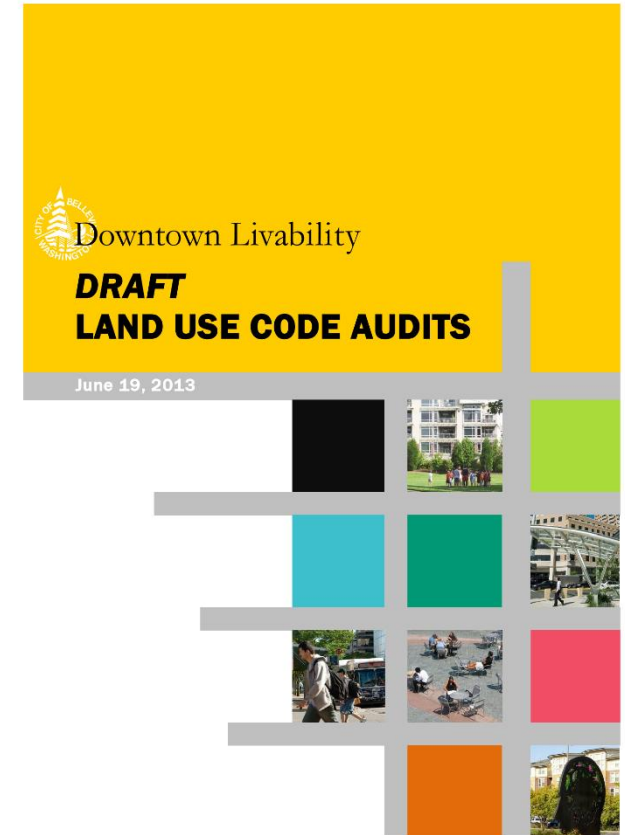


Downtown Residential and Commercial Development



Downtown Livability Initiative

- Pedestrian Corridor
- Public Open Space
- Amenity Incentive System
- Design Guidelines
- Building Height and Form
- Transportation Plan Update / Station Area Planning
- Other Modules
 - ▣ Food Trucks, Mechanical Equipment Screening, Vacant Sites and Buildings, Recycling and Solid Waste, Permitted Uses



Eastgate/I-90 Corridor Plan

Goal: Improve the vitality and character of the Eastgate/I-90 Corridor



Bel-Red “Look-back”

- Transformational Plan
- New mixed use neighborhoods around 3 light rail stations
- Spring District
- Hospital District





Goff Creek

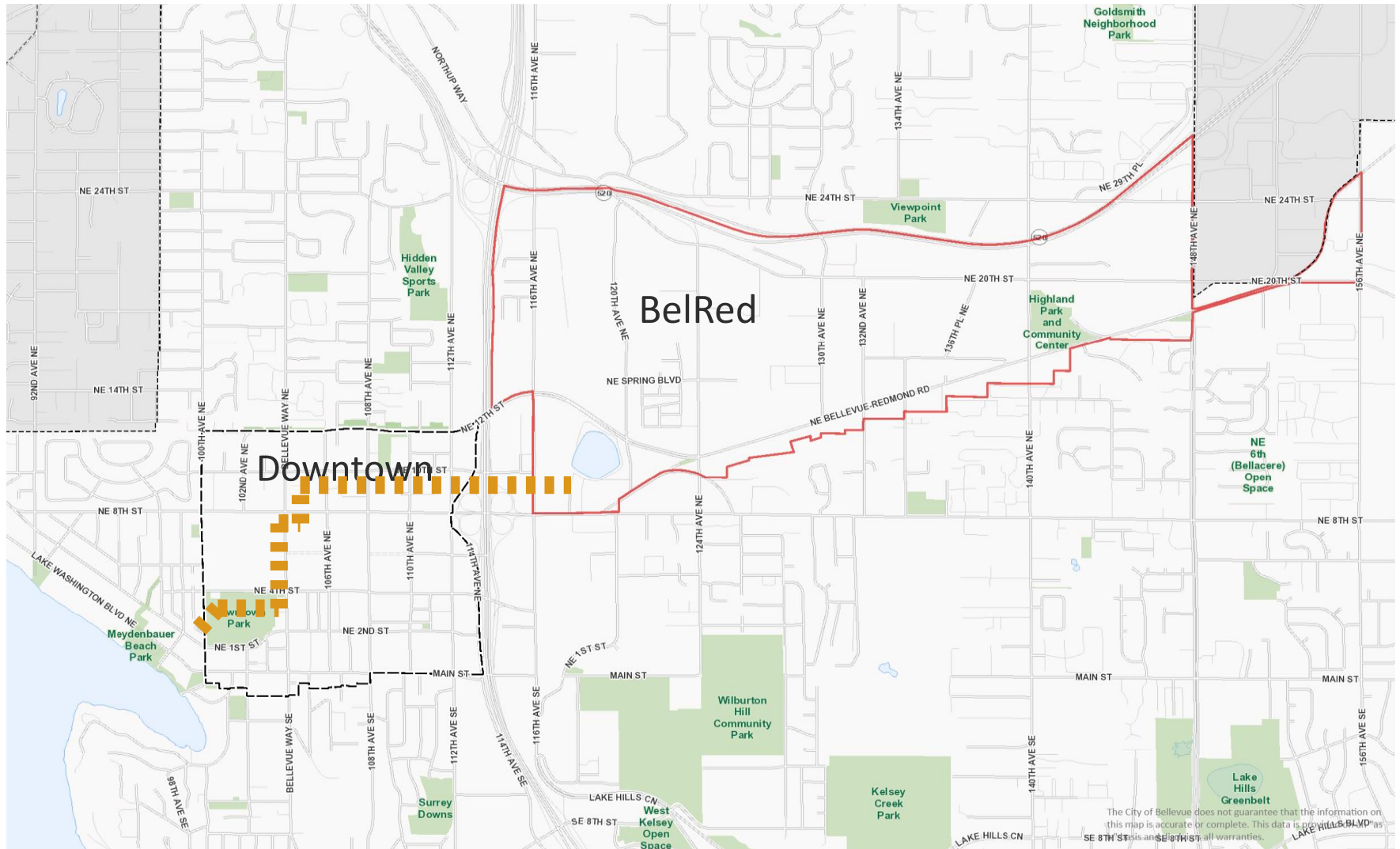
- Stream feature part of urban development
- Salmon spawning
- “Green infrastructure”
- Open space

Spring District Looking West Towards Downtown





Grand Connection/Wilburton Initiative





Grand Connection

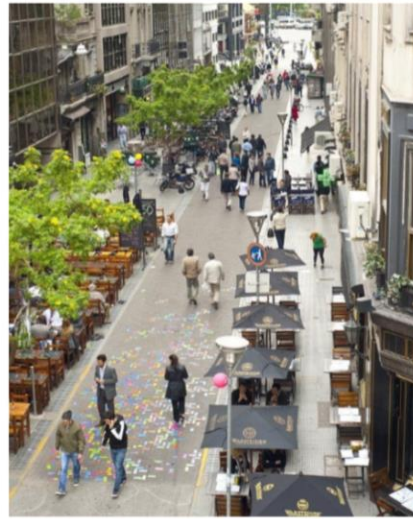
- An enticing and memorable urban experience
- Pedestrian connectivity
- From Meydenbauer Bay Waterfront Park, through the heart of Downtown Bellevue, to the Eastside Rail Corridor
- Design will draw on national and international experience



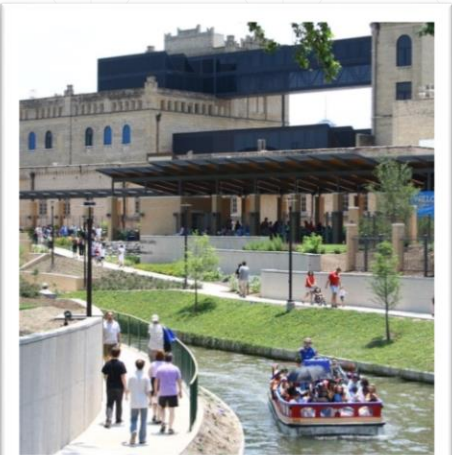
Grand Connection—National & International Examples Signature Places



Providence River Pedestrian Bridge



Las Ramblas -- Barcelona



River Walk – San Antonio



Washington, DC Bridge Competition



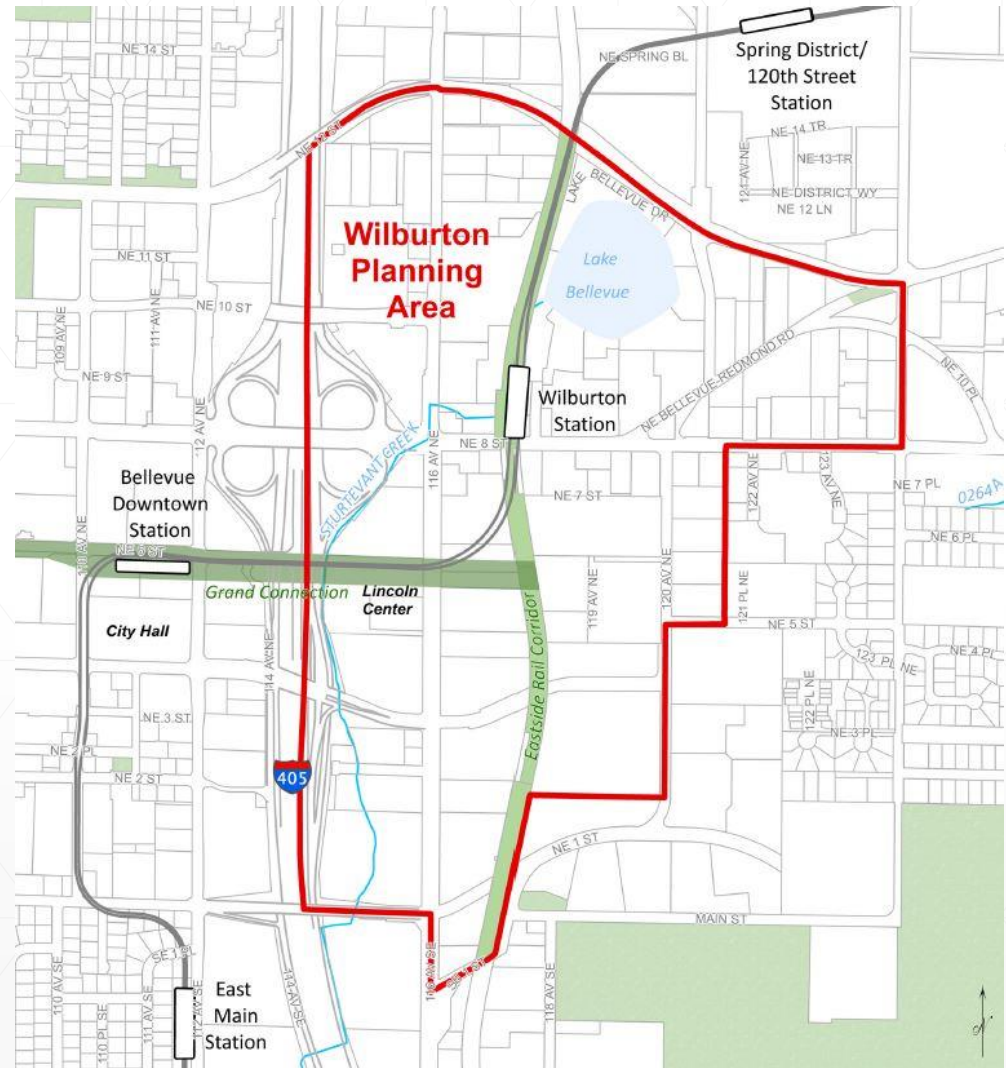
Olympic Sculpture Park - Seattle

Balmori Associates



Revisioning the Wilburton Commercial Area

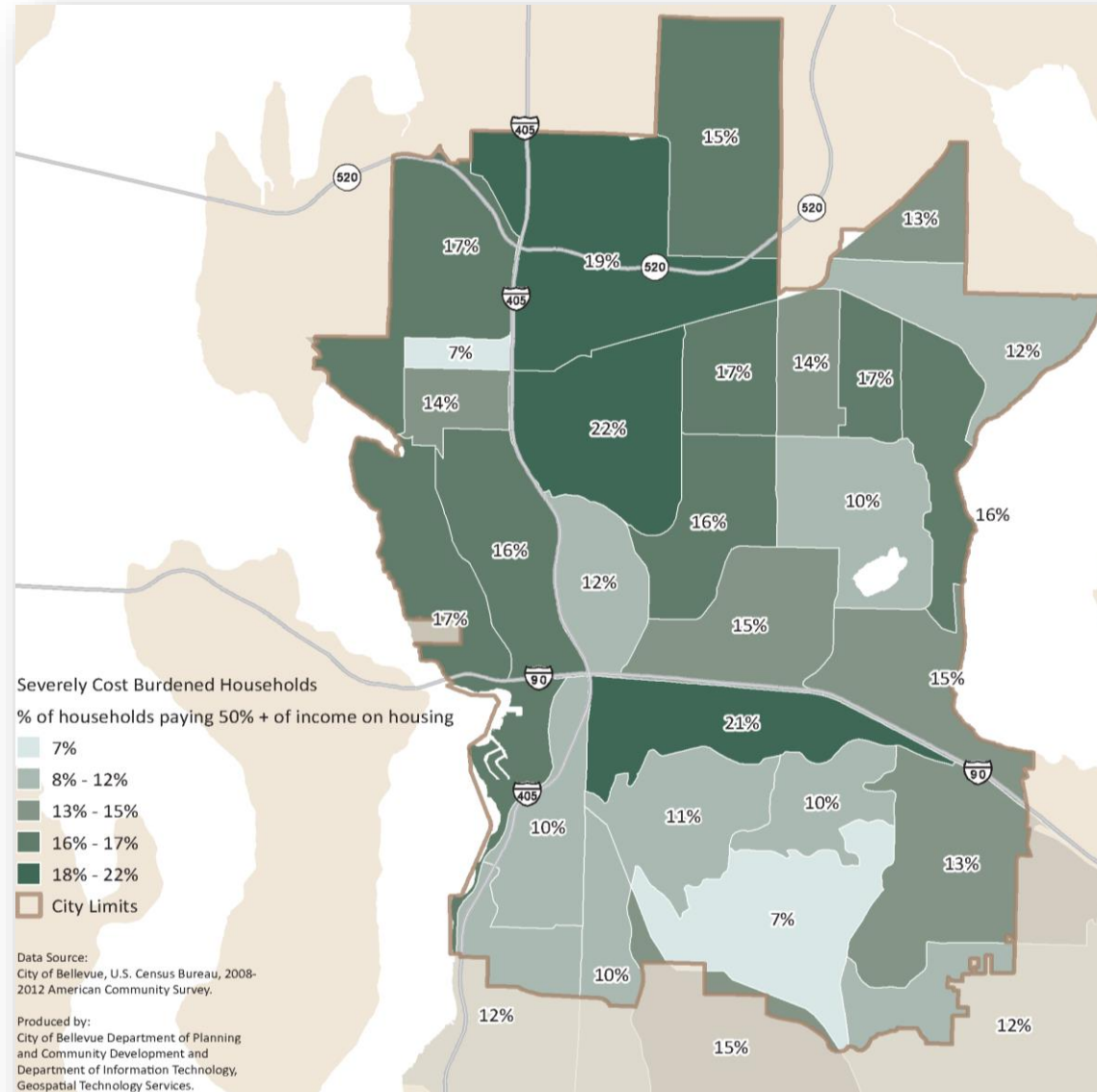
- Eastern end of the Grand Connection
- Superb location, adjacent to Downtown Bellevue, BelRed, and the Hospital District
- Great transportation access
 - Light rail
 - I-405
 - Eastside Rail Corridor
 - Recent and planned road improvements
- Former “auto row,” poised for major new vision



Housing Affordability

A City-wide Issue

- Rents average \$2,000 some areas.
- Low & very low income affordable rents \$450 & \$1,000.
- High home prices – difficult to maintain ownership costs at 30% of income.
- Median SF sales price \$777,500 (Jan. 2016) – requires household income over \$160,000 to be affordable.



County residents making less than \$15.00 per hour*



SOURCE: WA Employment Security Dept
Workforce Explorer: King County, 2015

* (\$31,000 annually; or 50% median for a single person)

County residents making less than \$20.00 per hour*

Teacher (Entry)



**Customer
Service Rep**

\$18.68



\$20.86

**Medical
Assistant**

\$18.65



\$21.21

Bookkeeper



**Dental
Assistant**

\$20.35



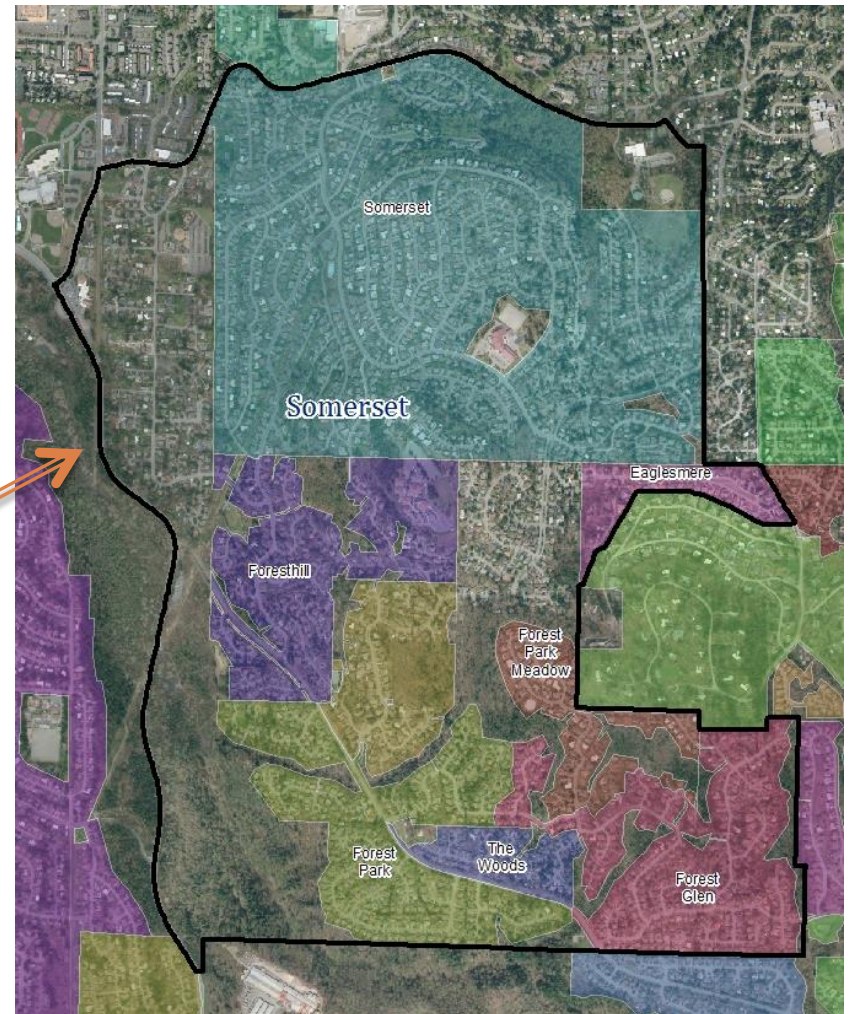
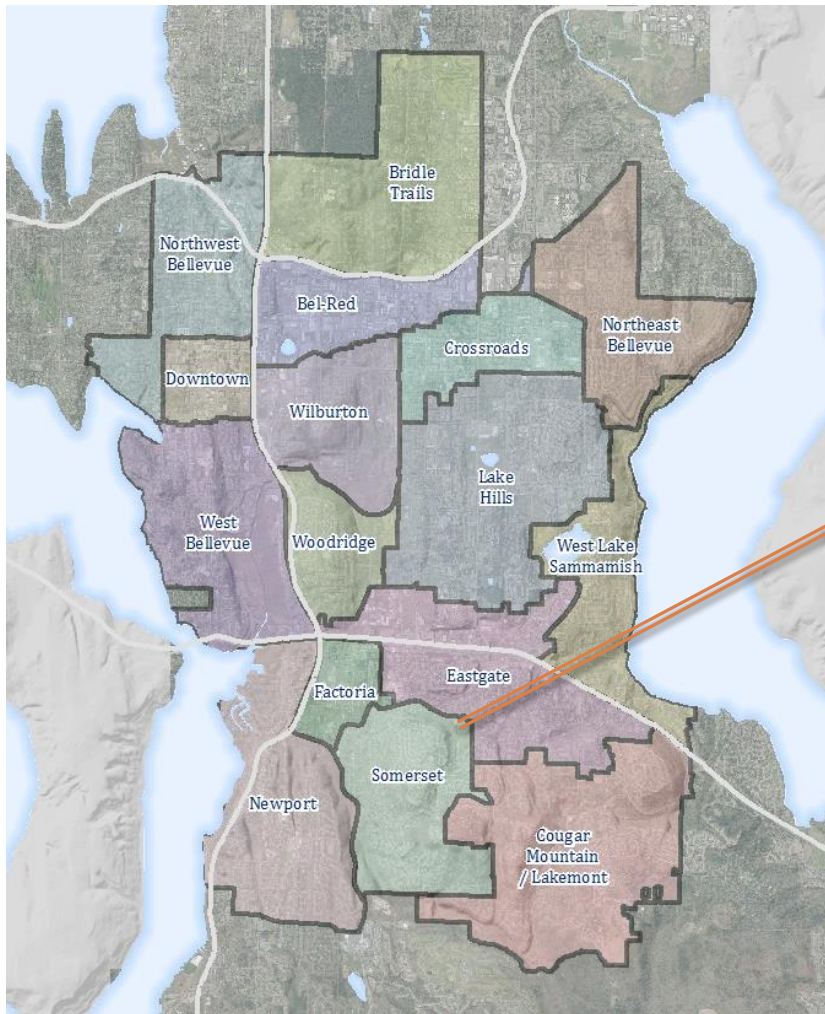
SOURCE: WA Employment Security Dept.
Workforce Explorer: King County, 2015

* (\$42,000 annually; or 60% of median for a single person or 45% of median for a family of 4)

Problem Statement

The cost of renting or owning housing has been increasing at a faster rate than income for many households in the region, especially in Bellevue. As a result, housing is not affordable to a significant portion of the population. It is critically important to provide a safe, healthy and affordable place to live for people of all income levels in order to sustain Bellevue's livability and economic vitality.

Neighborhood (Subarea) Planning



City Planning Major Take-away

Please be involved!



City Planning -- Questions/Discussion

